

## NOTICE OF PUBLIC HEARING

Lewis, Young, Robertson & Burningham, Inc. has completed a feasibility study on the proposed incorporation of the Stansbury Park area. The results of the study will be presented to the public at two separate meetings. Following each presentation, questions and comments from the public will be accepted.

**JANUARY 27, 2015**  
(TUESDAY), 7:00 P.M.  
Stansbury High School  
Auditorium  
5300 N. Stallion Way  
Stansbury Park, UT 84074

**FEBRUARY 5, 2015**  
(THURSDAY) @ 7:00 PM  
Rose Springs Elementary  
5349 No. Insbrook Place  
Stansbury Park, UT 84074

Below is a summary of the feasibility study. A full copy of the study is available for inspection and copying at the Tooele County Clerk's Office, 47 S. Main, Room #318, in Tooele or on the County website at [www.co.tooele.ut.us](http://www.co.tooele.ut.us).



### SECTION 1: EXECUTIVE SUMMARY

The results of this study indicate that incorporation is feasible for the Study Area, based on the requirements of Utah Code 10-2-106. An analysis of the fiscal, demographic and economic issues suggests that the Study Area could become a viable and sustainable city. However, the County's Municipal Services Fund will likely experience negative fiscal impacts as a result of the incorporation and property taxes would need to increase in the remainder of the unincorporated County in order to maintain current service and surplus budget levels. The County also has the option to keep taxes constant and reduce levels of service.

The heart of this incorporation analysis is comparing the cost of the County providing municipal services through the Municipal Service Fund (MSF) and a newly incorporated City providing those services assuming a similar quality and level of service. Table 1.1 summarizes the estimated tax impact to the MSF based upon the findings of the recent MSF study as updated with new budget numbers. If the County continues to provide municipal services to the Study Area, a median home (\$170,000) will see a cumulative tax increase of \$53.79 by 2019.

TABLE 1.1: COUNTY-PROVIDED MUNICIPAL SERVICES - SUMMARY OF FISCAL IMPACTS TO MUNICIPAL SERVICES FUND

SUMMARY OF NEW TAX IMPACT	BUDGET		PROJECTED		
MSF Revenues	2015	2016	2017	2018	2019
Scenario 1 - Baseline	-	\$27.05	\$46.28	\$51.32	\$53.79

If a newly incorporated City provides municipal services to the Study Area, Table 1.2 provides a summary of the impact to a median home (\$170,000) in the Study Area if incorporation occurs. The amounts shown represent the new tax needed above the County's Municipal Service Fund (MSF) Tax in order to balance the proposed City's General Fund. In both scenarios, the incorporation of the Study Area will result in higher taxes in the initial years which then blend to the MSF tax levy at the end of the study period. In other words, if the County continues to provide municipal services to the residents of the Study Area through the MSF, the impact on a median home will be \$53.79 by 2019. If the City incorporates, the tax rate will be the same in 2019.

TABLE 1.2: SUMMARY OF ANNUAL FISCAL IMPACTS TO STUDY AREA

DIFFERENCE FROM COUNTY	2015	2016	2017	2018	2019
Scenario 1: Baseline	\$61.36	\$34.64	\$21.19	\$8.75	-
Scenario 2: Lake Point Incorporation	\$130.89	\$6.45	-	-	-

Utah Code 10-2-109 Subsection 3 states that a petition for incorporation may not be filed unless the results of the feasibility study show that the average annual amount of revenue does not exceed the average annual amount of cost by more than five percent. Table 1.2 above shows that average annual revenues do not exceed average annual costs by more than five percent as new taxes will be needed to support the new City.

This analysis assumes that many municipal services provided by Special Service Districts, Improvement Districts, and private companies will continue to be provided regardless of the incorporation. Thus, if the Study Area incorporates, the only entity directly impacted would be the County Municipal Services Fund. Each scenario assumes a median home value of \$170,000 when determining annual tax impacts.

In summary, the new tax impacts on the Municipal Services fund are shown below. If no incorporation occurs, the Municipal Service Fund is projected to need a cumulative tax increase of \$53.79 through 2019 accounting for the Grantsville annexation. If Lake Point incorporates, the tax increase could increase to \$81.94. If the incorporation of the Study Area is also applied, the tax increase would be between \$52.38 and \$184.60 depending upon the fixed and variable components in the MSF and County policy regarding reductions and funding within the MSF.

TABLE 1.3: SUMMARY OF FISCAL IMPACTS TO MUNICIPAL SERVICES FUND

SUMMARY OF NEW TAX IMPACT	BUDGET		PROJECTED		
MSF Revenues	2015	2016	2017	2018	2019
Scenario 1 - Baseline	-	\$27.05	\$46.28	\$51.32	\$53.79
Scenario 2 - Lake Point Incorporation (Fixed)	\$2.69	\$55.24	\$74.85	\$79.73	\$81.94
Scenario 3 - Study Area Incorporation (Fixed)	\$16.00	\$145.88	\$172.10	\$179.91	\$184.60
Scenario 4 - Study Area Incorporation (Variable)	\$16.00	\$21.64	\$44.40	\$48.39	\$52.38

DATED this 6<sup>th</sup> day of January, 2015.

BY ORDER OF THE  
TOOELE COUNTY COMMISSION:

  
MARILYN K. GILLETTE, Clerk/Auditor

(Please publish on January 13, 22 and 27, 2015)